

POND MOUNTAIN HOMEOWNERS' ASSOCIATION
6501 GENERAL HUNTON ROAD
BROAD RUN, VIRGINIA 20137

June 10, 2002

Mr. Ray Peterson
6101 General Hunton Road
Broad Run, Virginia 20137

Re: Family Transfer - Lot 18 - Pond Mountain Estates

Dear Mr. Peterson:

The Pond Mountain Estates Homeowners' Association has been advised by you of your intent to split Lot 18 into two lots pursuant to Fauquier County's Family Transfer Ordinance. Specifically, you will transfer a portion of Lot 18 to your daughter (Lot 18B), who plans to construct her family home on that lot; you will reside on the remaining portion of the property (Lot 18A). Each of these lots will front on General Hunton Road.

With access to General Hunton Road, each of these two lots will be served by a right-of-way through Lots 2, 3, 5, 6, 15, 16 and 17 that is maintained by means of a duly constituted road maintenance agreement administered by the Pond Mountain Estates Homeowners' Association. Each of these two lots will be responsible for their pro-rata share of the Associations' road maintenance costs.

We look forward to your daughter and her family joining our community. If you need any additional information or if Fauquier County needs additional certification from the Pond Mountain Estates Homeowners' Association, please call me or have the County representative call me. I can be reached during regular business hours at 202.720.0030 or in the evening at 540.341.7507.

Sincerely,



Alison J. Worrall
President
Pond Mountain Estates Homeowners' Association

